

RESTRICTIVE COVENANTS

Each of the Lots in the Goodman Oaks Subdivision shall be impressed with the following restrictions, covenants, and conditions for the purpose of carrying out a general plan of development and maintenance of the property:

- No lot shall be used for any purpose other than single family residential purposes.
No building shall be erected, altered, placed or permitted to remain on any Lot other than one building, a private garage for not more than three vehicles and separate detached building incidental to residential use. Two or more lots may be combined for use as one lot and in such cases the interior lot lines may be disregarded and utility easements (unless in use) will be automatically revoked. In the event such lots are combined under one ownership for use as a single lot, no part of the combined Lot may be sold or conveyed except to the original size of the Lots before being combined. No single Lot may be subdivided into two or more lots for the purpose of building another dwelling.
- All dwellings and other structures on the lots must be in compliance with the requirements of DeSoto County Planning Commission.
- No structure of a temporary nature such as trailers, basements, sheds, garage, barn, motor home, or other out-buildings shall at any time be used, either temporarily or permanently, as residence.
- No obnoxious or offensive trade or activity may be carried on upon any Lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any Lot. All Lots and houses are to be for residential use only.
- Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown by the plat.
- No shell-type or modular-type home will be permitted or erected in this subdivision. All houses must be new construction. No home may be moved into the subdivision from another area except by the written permission of the Developer, Mr. Anthony W. Smith.
- No building shall be permitted on any Lot where the heated area of the main structure, exclusive of open porches and garages, is less than 2,000 square feet for one-story dwelling. For one and one-half and two-story dwellings then minimum ground floor heated area must contain 1,200 square feet; total area under roof must be 2,400 square feet.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or customary signs used by a builder to advertise the property during the construction and sale.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. In all instances, household pets shall be restrained within fenced areas or under leash.
- Trash, garbage and other waste or rubbish shall be kept in sanitary containers, provided specifically for these purposes. All equipment for the storage or disposal of such materials shall be approved by the County and shall be kept in a clean, sanitary and orderly condition.
- No junk vehicle, trailer, truck, camper, boat, or other machinery shall be kept on any site unless properly stored in a storage room or garage.
- Construction of any dwelling shall be completed within nine (9) months from commencement of construction.
- No carports or garages shall be allowed to face the front of any lot except for corner lots, unless approved by the Developer or his representative(s).
- Fences shall conform to the design and material standards established within the respective tracts, no wire fences of any nature shall be installed within this subdivision. Acceptable materials for fencing are wood, wrought iron, masonry or stucco.
- No building shall be erected on any Lot in the subdivision until the building plans, specifications and plot plan, showing the location of such building, have been approved in writing as to conformity and harmony with existing structures in this subdivision and as to the location of the buildings with respect to topography and finished ground elevations, by Mr. Anthony Smith, or by a duly appointed representative of said Developer. Approved plans will be so noted on their face. One set will be returned to the applicant, and one set will be retained. In the event that said Developer or his representative(s), fail to approve or disapprove such design and location within a period of thirty (30) days after said plans and specifications have been submitted to them, or if no litigation to enjoin the erection of such building or the making of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant shall be deemed fully complied with. The Developer shall not be entitled to any compensation for services performed pursuant to this covenant.
- These covenants, limitations, and restrictions are to run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 2010, at which time said covenants, limitations and restrictions shall automatically extend for successive ten-year periods unless, by a vote of the majority of the then owners of lots in this subdivision, it is agreed to change said covenants in whole or in part.
- These covenants, restrictions, and limitations, or any of them, may be amended only by the Developer, Mr. Anthony W. Smith, or by the owners, as the case may be of at least 75% of the lots in subdivision, including any additions thereto.
- No above ground fuel storage tanks will be allowed.

Limitations or Exclusions

Limit of 400 gallons per day domestic waste only.
Extensive grading will void this approval.
Lot 1 - Must use home Treatment Plant ? discharge must remain on Owner's Property at least 200 feet.
Lot 19 System must be on East and North side of Lot.
Lot 20 System must be in the Bottom/North side of Lot.

OWNER'S CERTIFICATE

I, JIMMY ROY LESLIE, JR., OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.
THIS THE 4 DAY OF December 2009.

Jimmy Roy Leslie Jr.
OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 10th DAY OF January, 2010, WITHIN MY JURISDICTION, THE WITHIN NAMED Jimmy Roy Leslie Jr. ACKNOWLEDGED THAT HE EXECUTED THE ABOVE FOREGOING INSTRUMENT.

March 9, 2010
MY COMMISSION EXPIRES:

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF Maryland COUNTY OF Frederick

Mortgage Electronic Registration Systems, Inc. MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 15th DAY OF January 2010.

TITLE Vice President

Shelley L. Hines
SIGNATURE OF MORTGAGEE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

MORTGAGEE NOTARY'S CERTIFICATE

STATE OF Maryland COUNTY OF Frederick

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 15th DAY OF January, 2010, WITHIN MY JURISDICTION, THE WITHIN NAMED Shelley L. Hines, WHO ACKNOWLEDGED THAT ME/SHE IS Vice President of Mortgage Electronic Registration Systems, Inc. AND THAT FOR AND ON BEHALF OF THE SAID Corporation AND AS ITS ACT AND DEED ME/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

Deborah A. Crummett
NOTARY PUBLIC Deborah A. Crummett
MY COMMISSION EXPIRES: May 5, 2012

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

Ben W. Smith
BEN W. SMITH - MS NO. 1908

OLIVE BRANCH CITY CERTIFICATE
OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 10th DAY OF July 2009.
Regis D. Williams
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 21st DAY OF August 2009.
MINUTE BOOK 64 PAGE 93
John C. Henington
CITY CLERK
Don E. Pritchard
MAYOR

STATE OF MISSISSIPPI COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:10 O'CLOCK P.M., ON THE 17 DAY OF February 2010 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 209, PAGE 1218.

W. E. Davis
CHANCERY COURT CLERK
Chancy C. Davis

LEGAL DESCRIPTION

FIRST REVISION OF LOT 20, GOODMAN OAKS SUBDIVISION [PLAT BOOK 35 - PAGE 24]

LOT 20A

BEING A LEGAL DESCRIPTION OF THE FIRST REVISION OF LOT 20, GOODMAN OAKS SUBDIVISION OF RECORD IN PLAT BOOK 35 - PAGE 24 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID FIRST REVISION OF LOT 20 TO BE KNOWN AS "LOT 20A", SAID LOT 20A BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST, ALL IN OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND PIPE AT THE PLATTED SOUTHEAST CORNER OF LOT 19 OF SAID GOODMAN OAKS SUBDIVISION OF RECORD IN PLAT BOOK 35 - PAGE 24, SAID POINT OF BEGINNING LYING IN THE NORTHERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE (PUBLIC, PAVED ROAD - 25 FEET TO CENTERLINE PER PLAT BOOK 35 - PAGE 24), SAID POINT OF BEGINNING BEING 744 FEET SOUTH OF AND 1512 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 31 (CALLED PER PLAT BOOK 82 - PAGE 2, CORNER NOT RECOVERED); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE PLATTED EASTERLY DEED LINE OF SAID LOT 19 A DISTANCE OF 189.84 FEET TO A FOUND PIPE AT THE PLATTED NORTHEAST CORNER OF SAME; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG THE PLATTED NORTHERLY DEED LINE OF SAID LOT 19 A DISTANCE OF 99.32 FEET TO A FOUND PIPE AT THE SOUTHEAST CORNER OF THE FIRST REVISION TO LOT 1, GOODMAN OAKS PROFESSIONAL CENTER SUBDIVISION OF RECORD IN PLAT BOOK 108 - PAGE 42; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE PLATTED EASTERLY LINE OF SAID FIRST REVISION TO LOT 1 A DISTANCE OF 154.93 FEET TO A FOUND PIPE; THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS EAST - 174.66 FEET TO A FOUND PIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS EAST - 250.08 FEET TO A FOUND PIPE AT THE PLATTED NORTHWEST CORNER OF LOT 21 OF SAID GOODMAN OAKS SUBDIVISION (PLAT BOOK 35 - PAGE 24); THENCE SOUTH 26 DEGREES 10 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 21 A DISTANCE OF 426.47 FEET TO A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 401.97 FEET, SAID POINT LYING ON THE SAID NORTHERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE; THENCE NORTHWESTWARDLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE AN ARC DISTANCE OF 143.14 FEET (DELTA ANGLE OF 20 DEGREES 24 MINUTES 09 SECONDS - CHORD BEARING OF NORTH 74 DEGREES 01 MINUTES 57 SECONDS WEST, CHORD DISTANCE OF 142.38 FEET) TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LOT 20A CONTAINING 2.309 ACRES OR 100,559 SQUARE FEET, MORE OR LESS.

ALL MATTERS OF PUBLIC RECORD ARE RECORDED AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THIS LEGAL DESCRIPTION AND ITS ACCOMPANYING PLAT ARE DERIVED FROM AN ACTUAL ON THE GROUND SURVEY ACROSS THE ABOVE DESCRIBED LOT 20A AND MEET THE MINIMUM ACCURACY REQUIREMENTS FOR A MISSISSIPPI CLASS "A" SURVEY.

FIRST REVISION OF LOT 20
LOT 20A
GOODMAN OAKS SUBDIVISION
SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1 INCH = 50 FEET
DECEMBER 2009

ZONING "AR"
TOTAL AREA: 2.309 ACRES
TOTAL LOTS: 1

DEVELOPER
JIMMIE LESLIE
6872 AUTUMN OAKS DRIVE
OLIVE BRANCH, MS 38654

SHEET TWO OF TWO



Pickering

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